

South Creek Eight Reserves & Replacement Study 2024

	LIFE	ANNUAL	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
ROOF // 20 YR 2018 \$205K	16	\$10,000	\$60,000	\$70,000	\$80,000	\$90,000	\$100,000	\$110,000	\$120,000	\$130,000	\$140,000	\$150,000
PAINTING // 8 YR 2014 \$66K / 2021 \$82K	6	\$15,000	\$48,000	\$60,000	\$72,000	\$85,000	\$100,000	\$17,500	\$35,000	\$52,500	\$70,000	\$87,500
STAIN DECKS & PORCHES // 8 YR	6	\$5,000	\$15,000	\$20,000	\$30,000	\$40,000	\$50,000	\$6,000	\$12,000	\$18,000	\$24,000	\$30,000
SIDING, DECK, PORCHES // 8 YR	8	\$10,000	\$10,000	\$15,000	\$20,000	\$25,000	\$30,000	\$12,000	\$24,000	\$36,000	\$48,000	\$60,000
CONCRETE // 15 YR	5	\$2,000	\$6,000	\$8,000	\$20,000	\$2,000	\$4,000	\$6,000	\$8,000	\$10,000	\$12,000	\$14,000
ASPHALT // 15 YR 2017 \$20K	14	\$4,000	\$28,000	\$32,000	\$36,000	\$40,000	\$44,000	\$48,000	\$52,000	\$56,000	\$60,000	\$64,000
SPRINKLERS // 25 YR 2014 \$32K	18	\$2,000	\$14,000	\$16,000	\$18,000	\$20,000	\$22,000	\$24,000	\$26,000	\$28,000	\$30,000	\$32,000
LANDSCAPE // 25 YR 2009 \$120K	13	\$5,000	\$75,000	\$80,000	\$85,000	\$90,000	\$95,000	\$100,000	\$105,000	\$110,000	\$115,000	\$120,000
PATIO FENCES // 40 2020 46K	5	\$2,000	\$8,000	\$10,000	\$12,000	\$14,000	\$16,000	\$18,000	\$20,000	\$22,000	\$24,000	\$26,000
STAIN FENCES 2020 \$13k	5	\$15,000	\$10,000	\$3,000	\$6,000	\$9,000	\$12,000	\$15,000	\$3,500	\$7,000	\$10,500	\$14,000
Annual savings required		\$50,000										
RESERVES USED/PAID OUT			\$25,000	\$0	\$20,000	\$0	\$200,000	\$15,000				
REMAINING RESERVE COMMITMENT			\$239,000	\$311,000	\$353,000	\$406,000	\$261,000	\$326,500	\$402,000	\$462,500	\$523,000	\$583,500
Dues at \$340												
EST. RESERVES ADDED FOR YEAR			\$56,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
RESERVES USED/PAID OUT			\$25,000	\$0	\$20,000	\$0	\$200,000	\$15,000	\$0	\$0	\$0	\$0
YEAR END RESERVES TOTAL			\$156,600	\$216,600	\$256,600	\$316,600	\$176,600	\$221,600	\$281,600	\$341,600	\$401,600	\$461,600
		\$125,600.00										
			66%	70%	73%	78%	68%	68%	70%	74%	77%	79%